



Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number:
P.C. – 5/20/02 Item: 3.o

File Number:
GP02-06-01

Council District and SNI Area:
06 – Burbank/Del Monte

Major Thoroughfares Map Number:
82

Assessor's Parcel Number(s):
277-06-059

Project Manager: Mike Mena

GENERAL PLAN REPORT

2002 Spring Hearing

PROJECT DESCRIPTION:

General Plan amendment request to change the Land Use/Transportation Diagram designation from Medium Low Density Residential (8 DU/AC) to Medium Density Residential (8-16 DU/AC) on a 0.3 acre site located on the northeast corner of Scott Street and Mayellen Avenue.

LOCATION: Northeast corner of Scott Street and Mayellen Avenue.

ACREAGE: 0.3 acres

APPLICANT/OWNER:

Morado, Henry and Ofelia

GENERAL PLAN LAND USE / TRANSPORTATION DIAGRAM DESIGNATION:

Existing Designation: Medium Low Density Residential (8 DU/AC)

Proposed Designation: Medium Density Residential (8-16 DU/AC)

EXISTING ZONING DISTRICT(S): R-1-8 Single-Family Residence District

SURROUNDING LAND USES AND GENERAL PLAN DESIGNATION(S):

North: Single-Family Residence – Medium Low Density Residential (8 DU/AC)

South: Single-Family Residence - Medium Low Density Residential (8 DU/AC)

East: Single-Family Residence - Medium Low Density Residential (8 DU/AC)

West: Single-Family Residence – Medium Low Density Residential (8 DU/AC)

ENVIRONMENTAL REVIEW STATUS:

Negative Declaration adopted on April 3, 2002

PLANNING STAFF RECOMMENDATION:

No change to the Land Use/Transportation Diagram

Approved by:

Date:

PLANNING COMMISSION RECOMMENDATION:

CITY COUNCIL ACTION:

CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:

- Parks, Recreation and Neighborhood Services (PRNS) – PRNS will likely collect park fees to assist with future park development in the neighborhoods near the amendment site.
 - Department of Transportation (DOT) – The proposed General Plan amendment will not result in long-term traffic impacts.
 - Public Works, Development Services Division – The subject amendment site is not located within any known flood or hazard zones, nor does the amendment pose any major access constraints. In addition, the subject site currently has adequate sanitary and sewer capacity to service the proposed General Plan amendment.
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GENERAL CORRESPONDENCE:

None received

ANALYSIS AND RECOMMENDATIONS:**PROJECT DESCRIPTION**

This is a privately initiated General Plan amendment request to change the General Plan Land Use/Transportation Diagram designation on the subject property from Medium Low Density Residential (8 DU/AC) to Medium Density Residential (8-16 DU/AC). The subject site is located within the Burbank/Del Monte Strong Neighborhood Initiative (SNI) area. The applicant has stated that the amendment is intended to facilitate development of four (4) single-family detached residences on a 0.3-acre site.

BACKGROUND**Existing and Surrounding Land Uses**

The proposed amendment site is located on the northeast corner of Scott Street and Mayellen Avenue on an approximately 0.3-acre (or 13,068-square foot) site. The site is also located approximately 880 feet south of the Stevens Creek Boulevard/West San Carlos Street Transit Oriented Development Corridor. Surrounding land uses consist of predominantly single-family residences with an average lot size of 5,730 square feet. All surrounding uses are in conformance with the General Plan designations in those areas. The amendment site is also located within the Burbank/Del Monte Strong Neighborhood Initiative area generally bounded by Forest Avenue, Martin Avenue and The Alameda to the north, Los Gatos Creek to the east, Fruitdale Avenue to the south and State Highway 17 to the west. The Burbank/Del Monte area is a mix of residential and business districts. The residential area is comprised of small single-family homes and some multi-family housing east of the amendment site.

ANALYSIS**Land Use Compatibility**

The proposed Medium High Density Residential (8-16 DU/AC) designation is not compatible with the surrounding single-family residential character that currently exists along Mayellen Avenue. The existing eight dwelling unit per acre designation is prevalent in the immediate area, and can be characterized by 6,000

square foot lots with smaller single-family detached homes. Although the General Plan promotes increasing residential densities to maximize housing resources, any density increases should be compatible with their surroundings and ideally result in a reasonable and appropriate transition from a lower, less intense use to one of a higher intensity. The proposed designation would result in an isolated parcel of Medium Density Residential (8-16 DU/AC) surrounded by single-family residences.

Policy Consistency

The proposed amendment is inconsistent with the goals of the Burbank/Del Monte Strong Neighborhood Initiative Neighborhood Improvement Plan to ensure that new developments in the area support the existing neighborhood scale and character. The proposed land use change is also inconsistent with the Urban Conservation/Preservation General Plan Major Strategy, which seeks to protect existing neighborhood.

The subject General Plan amendment is additionally inconsistent with several San Jose 2020 General Plan policies. Residential Land Use Policy #2 encourages the protection of residential neighborhoods from the encroachment of incompatible activities or land uses which may have a negative impact on the residential living environment. In addition, Community Identity Policy #1 encourages the development of a compact, cohesive pattern of urbanization with definite, identifiable boundaries that readily create a sense of community identity. The goals and policies of the San Jose 2020 General Plan also encourage the development of compatible uses and new housing which fits within the larger neighborhood, and thus reinforcing the existing community identity. As stated previously, the surrounding neighborhood is predominantly single-family residential. Therefore, the subject amendment request for a 0.3 acre site immediately surrounded by Medium Low Density Residential (8 DU/AC) to Medium Density Residential (8-16 DU/AC) is not consistent with the goals and policies of the General Plan identified above. Therefore, based on this analysis, staff does not support the proposed amendment.

Environmental Issues

None

PUBLIC OUTREACH

The property owners within the project boundaries and/or property owners within a 1000-foot radius were sent a newsletter regarding the three community meetings that were held on April 10, 16 and 18, 2002. They also received a hearing notice of the public hearings to be held on the subject amendment before the Planning Commission in May and City Council in June. In addition, the Department's web-site contains information regarding the General Plan process, amendments, staff reports, and hearing schedule. This site is used by the community to keep informed with the status of the amendments.

At the community meetings, members of the public expressed several concerns regarding the location of the proposed higher density housing in this area, the impact such a designation would have on the existing neighborhood and the lack of services such as parks.

RECOMMENDATION

Planning staff recommends no change to the Land Use/Transportation Diagram.

Attachments

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